

---

**BioMax Environmental**

---

*Environmental Consulting and Industrial Hygiene Services*

---

December 4<sup>th</sup>, 2007

Mr. Lane Webb  
Wilson, Elser, Moskowitz, Edelman & Dicker LLP  
655 West Broadway, Suite 900  
San Diego, CA 92101

**Containment Procedures for Floor 23 South Side**  
**Department of General Services Board of Equalization Building**  
**450 N. Street**  
**Sacramento, California**

Dear Mr. Webb,

As per your request, BioMax Environmental, LLC (BioMax) is pleased to provide you with the following recommendations for procedures pertaining to the establishment and maintenance of microbial abatement containment systems on Floor 23 (South) of 450 N. Street, Sacramento, California (subject building) as currently occupied by the Board of Equalization (BOE). BioMax understands that these procedures have been requested by your offices at the specific direction of the Department of General Services, in an effort to outline the requirements necessary in establishing and maintaining the preliminary containment system criteria prior to the forthcoming microbial mitigative efforts anticipated within the noted area.

Hence, BioMax proposes the following procedures for consideration and appropriate implementation at the direction and approval of the Department of General Services:

1. Prior to the performance of microbial mitigative measures, BioMax recommends that a qualified and experienced microbial abatement contractor be selected to develop and erect critical containment barriers which isolates the affected interior areas located within the south side of the 23<sup>rd</sup> floor of the subject building. The selected contractor must utilize workers who are specifically trained in the field of microbial abatement and containment techniques as well as maintain demonstrated proficiency in the establishment and use of appropriate barriers, personal protective equipment, abatement techniques and methods in the removal and decontamination of microbial affected and impacted materials.
2. Due to the identification of known microbial contamination currently present on various building material surfaces and isolated furnishings current located within the subject area, the selected contractor should be directed to install a fully enclosed negative pressure environmental containment system designed to isolate the water damaged and mold affected materials within the identified south side of the 23<sup>rd</sup> floor prior to and during all forthcoming

destructive inspection and/or testing, physical removal, and subsequent treatment of the impacted materials. These containment systems shall be designed for the specific purposes of containing and controlling possible fugitive emissions of airborne fungal spore contaminants and particulates generated during all forthcoming mitigative activities within the identified containment areas isolated to each floor. Once established, all containment systems shall remain in place and fully functional until the areas of concern have been appropriately re-inspected and ultimately deemed acceptable for reconstruction and forthcoming reoccupancy. Based on our current understanding, preliminary containment barriers shall be generally established along the "L" parallel indicated on the 23<sup>rd</sup> floor site map which generally delineates the currently identified primary impacted areas along the southern facing side of the building from other less impacted areas. Specific locations and delineations of containment systems shall be based upon site specific physical requirements and determined on an area and material specific basis. BioMax is prepared to provide your selected contractor with additional and ongoing consultation, information, and detailed direction pertaining to the establishment, location, and maintenance of appropriate critical containment barriers, as necessary. Once containment barriers are established, inspected, and functionally verified, a detailed site map indicating the physical locations of such systems (as established) shall be prepared and distributed. DGS will also provide appropriate opportunity for additional third-party review, inspection, and comment from BOE's environmental consultants prior to initiation of mitigative efforts within such established control systems.

3. Specifically, all critical containment systems shall be constructed of plastic and/or otherwise airtight materials so as to create an adequate negative pressure system within the noted areas of concern. Negative air pressure shall be maintained within all critical areas (for the duration of this scope of work) utilizing High Efficiency Particulate Aerosol (HEPA) filtered "negative air machine" equipment vented to the outside environment whenever possible. An adequate supply of filtered intake air shall also be established to allow an adequate supply of "clean" HEPA filtered make-up air into the critical containment. Wherever possible, clear translucent plastic observation windows shall also be placed on the critical containment barrier system within direct sight of the affected work areas for the purposes of facilitating non-entry inspection during the performance of prescribed mitigative measures
4. A series of similar plastic and/or otherwise impermeable zippered entry chambers shall also be erected at the entrance of each containment system area for the purpose of establishing controlled worker entrance/exit points. Controlled areas shall also be established outside of the working area so as to provide workers with clean personal protective equipment (PPE) storage, donning, and decontamination areas. HEPA filtered vacuum equipment capable of the effective removal of particulate contaminants from tools and personal protective equipment shall be placed and maintained within each of the zippered entry/exit chambers closest to the working area. During the performance the forthcoming mitigative measures, appropriate signage and warnings must be posted on the exterior of containment entrances to record entry access and to preclude uninformed access from unauthorized personnel. Data logging monitoring equipment employed to record pressure differentials on a 24-hour basis shall be used for the duration of this process where functional critical barriers are established and in use. Such pressure monitoring devices shall utilize paper strip chart records so as to

allow routine and regular inspection of pressure readings by DGS project management personnel.

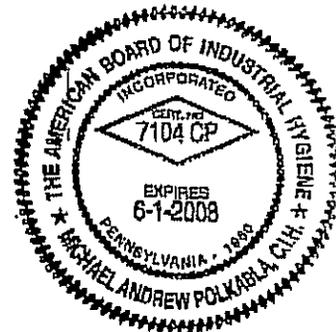
5. All Heating Ventilation and Air Conditioning (HVAC) supply vents, ceiling penetrations, and non critical ceiling or wall mounted recessed lighting/ fan penetrations within the containment systems shall be deactivated and covered within similar plastic barrier systems wherever possible. All appropriate wall, floor, and ceiling penetrations identified present within the containment systems shall be sealed and/or otherwise rendered airtight and inoperable so as to minimize unfiltered particulate intrusion into and/or out of the established containment systems. Any smoke detectors and/or fire suppression systems shall NOT be covered nor rendered inoperable within the subject building due to existing building code requirements, unless specifically authorized to do so under the direction and supervision of DGS.
6. Upon contractor completion of the containment barrier system, an inspection shall be performed by BioMax's Certified Industrial Hygienist (CIH) whereby a detailed review of all established barriers and containment systems shall be thoroughly assessed and verified. At the direction of DGS, this inspection and containment assessment activity may also include other third party professional environmental consultant review, as necessary. Following the satisfactory review and achievement of such containment systems, and upon DGS approval, microbial mitigative measures may proceed in accordance with project specific mitigative procedures (which shall supplement these preliminary procedures). Upon establishment of satisfactory critical containment barriers, BioMax recommends that the selected microbial abatement contractor also places and utilizes appropriate HEPA filtered air-scrubbing units within all working areas during forthcoming physical removal and mitigative activities.

BioMax believes that the proposed recommended procedures outlined above are consistent with standard industry microbial mitigative practices and prudent industrial hygiene hazard control methods. Please do not hesitate to contact our offices directly at (510) 724-3100 if you have any additional questions, comments about these recommendations, or require further assistance regarding this important matter.

Sincerely,



Michael A. Polkabila, CIH, REA  
Vice President, Principal



**DISCLAIMERS**

Please note that the professional opinions presented in this review are intended for the sole use of the California State Department of General Services (DGS) and their designated beneficiaries. No other party should rely on the information contained herein without the prior written consent of BioMax Environmental and DGS. The professional opinions provided herein are based on BioMax's review and understanding of current site information and observed site conditions present within the areas inspected at the time these services were performed. Professional recommendations provided as part of this limited scope of work are intended for client consideration only and are not intended as a professional or regulatory mandate. Implementation of any of the above measures or recommendations does not, in any way, warrant the day-to-day health and/or safety of building occupants, residents, site workers, nor regulatory or building code compliance status during normal and changing environmental conditions. As microbial contamination, by nature, may change over time due to additional moisture intrusion, favorable growth conditions, and changing environments, the findings of this report are subject to change in the event that such conditions and/or environments arise. Also, the professional opinions expressed here are subject to revision in the event that new or previously undiscovered information is obtained or uncovered.

The information contained in this and any other applicable communication is for consideration purposes only. It is not intended, nor should it be construed as providing legal advice or warranting any level of safety or regulatory compliance. The sole purpose of such information is to assist with the anticipation, identification, evaluation and control of elevated and/or unnecessary health of physical hazards. Any action taken based on this information, including but not limited to opinions, suggestions and recommendations, whether implied or expressed, is the sole responsibility of the individual taking the action. The management of acceptable health and safety is criteria dependent and situation specific in nature, therefore requiring extensive knowledge and prudent value assessments so as to be properly determined and maintained.

These services were performed by BioMax in accordance with generally accepted professional industrial hygiene principals, practices, and standards of care. Under the existing Industrial Hygiene Definition and Registration Act, all reports, opinions or official documents prepared by a Certified Industrial Hygienist (CIH) constitutes an expression of professional opinion regarding those facts or findings which are subject of a certification and does not constitute a warranty or guarantee, either expressed or implied.